CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday August 11, 2020, 7:30 P.M.
Via Teleconference
www.templecity.us

OPENING MATTERS:

- **Call to Order**

  Chair Lee called the Planning Commission Regular Meeting to order at 7:33 p.m. telephonically using the GoToMeeting application.

- **Roll Call:**

  - PRESENT: Cordes, Guan, O'Leary, Vice-Chair Haddad, Chair Lee
  - ABSENT:
  - ALSO PRESENT: Interim Community Development Director Reimers, City Attorney Thuyen, Management Analyst Coyne and Planning Secretary Scott.

- **Pledge of Allegiance**

REORGANIZATION OF THE PLANNING COMMISSION

- Community Development staff calls for nominations for a new Chair.

  Chair Lee made a motion to nominate Vice-Chair Haddad as the Chair of the Planning Commission. There were no other nominations. The motion was seconded by Commissioner Cordes and was unanimously carried by the following votes:

  AYES: Commissioner – Cordes, O'Leary, Chair Lee
  ABSTAIN: Commissioner – Vice-Chair Haddad
  NOES: Commissioner – None
  ABSENT: Commissioner – Guan

- Chair conducts nominations for new Vice-Chair.

  Commissioner O'Leary made a motion to nominate Commissioner Cordes for Planning Commission Vice-Chair. There were no other nominations. The motion was seconded by

Commissioner Lee and was unanimously carried by the following votes:

AYES:	Commissioner – Guan, O'leary, Lee, Chair Haddad
ABSTAIN:	Commissioner – Cordes
NOES:	Commissioner – None
ABSENT:	Commissioner – None

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of June 23, 2020.

Commissioner Lee made a motion to approve the minutes of June 23, 2020, listed on the Consent Calendar. Seconded by Commissioner Guan and approved unanimously by the following votes:

AYES:	Commissioner – Guan, Lee, O'Leary, Vice-Chair Cordes, Chair Haddad
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

PUBLIC HEARING ITEM:

2. **PL 19-2081** A request for the review and approval of Tentative Parcel Map No. 82809 for a flag lot subdivision and a major site plan review for the construction of a new detached garage on the front parcel and a new single-family residence on the rear parcel.

Address:	4838 Heleo Avenue
Recommendation:	Planning Commission adopt a resolution (attachment 2) approving the conditional use permit with binding conditions. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the California CEQA Guidelines.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Commissioner Guan asked about the lot dimensions and whether the pool is considered a structure.

Mr. Coyne said that the existing lot is 80 feet by 252 feet and 20,160 square feet the new front lot will be 60 feet by 150 feet and 9,000 square feet and the rear lot will be 80 feet by 102 feet and 8,160

square feet. This complies with the minimum lot size of 7,200 square feet. The swimming pool will be considered a structure.

Commissioner O'Leary asked about the rear easement setbacks.

Mr. Coyne said that the zoning code requires a setback of 10 feet from the rear property line for all structures when a utilities easement is present. Staff checked with the building official to determine if a swimming pool is considered a structure.

Interim Community Development Director Reimers confirmed that the current code requires a 10 foot setback and that a pool is considered a structure.

Commissioner Lee asked about the process to convert the garage into an accessory dwelling unit (ADU).

Mr. Coyne said that the owner will need to submit a zoning clearance application and it needs to have a kitchen and a bathroom to be considered an ADU.

Vice-Chair Cordes asked for clarification regarding the setbacks on the side and the rear.

Mr. Coyne stated that the rear of the new house has 15-foot setbacks. The front garage has a 5-foot setback because it is not a living space.

Chair Haddad asked if the pool will have a fence around it.

Mr. Coyne said that the building code requires there to be a 6-foot high fence around the pool.

Interim Community Development Director Reimers confirmed that the building code requires the pool to be fenced.

Chair Haddad opened the public comments.

Ivan Ip, the applicant's representative, asked that condition two, which states that a third column needs to be added to the front porch could be eliminated. He said that adding an additional one in the middle that may block the view on the entrance.

Mr. Coyne said that staff recommended this condition and it was based on other projects that have a similar architectural style.

Commissioner O'Leary moved to close the public comments. The motion was seconded by Commissioner Lee.

Commissioner Lee is in favor of eliminating the third pillar.

Commissioner O'Leary is in favor of eliminating the third pillar and the requirement to move the front step.

Commissioner Guan is in favor of the project and does not think adding an extra pillar is necessary.

Vice-Chair Cordes agreed with fellow Commissioners to eliminate the third pillar.

Chair Haddad agreed with the project.

Commissioner Lee made a motion to approve file PL 19-2081, and adopt the resolution subject to the modified conditions of approval. Seconded by Commissioner O'Leary carried by the following roll call vote:

AYES:	Commissioner – Guan, O'Leary, Lee, Vice-Chair Cordes, Chair Haddad
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

Mr. Reimers gave an update about City Hall activities by appointment only. He also stated that the City Council adopted a temporary outdoor dining permit. Staff is looking into other outdoor businesses that might want to operate outdoors like hair salons, barber and gyms. He noted that staff has been reaching out to surrounding cities to get on their processes. The City Council waived banner permits and extended the time they can be left up.

Comments from Commissioners

5.

Vice-Chair Cordes – Thanked Chair Lee for his service.
Commissioner Guan – Congratulated Vice-Chair Haddad and Chair Lee.
Commissioner O'Leary – Congratulated Chair Haddad and Vice-Chair Cordes.
Chair Haddad – Thanked Chair Lee for his service in the commission and also dedicated the meeting to the people in Lebanon.
Commissioner Lee – Thanked fellow Commissioners for their support.

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:36 p.m.

Chair

Secretary